

Christopher B. Coleman, Mayor

Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Agenda

April 9, 2010 8:30 - 11:00 a.m.

Saint Paul

Planning Commission

I. Approval of minutes of March 26, 2010

Chair

II.

Chair's Announcements

Kathi Donnelly-Cohen First Vice Chair

III.

Planning Director's Announcements

Jon Commers Second Vice Chair

IV.

Kristina Smitten

Zoning Committee

Secretary Marilyn J. Porter

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

OLD BUSINESS

#10-115-751 Ted and Lynn LLC – Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood. 1389-1405 Hawley Street between Cottage and Arlington. (Patricia James, 651/266-6639)

#10-106-605 Hammernick Hill – Variances of TN design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.286 proposed; and window/door openings 30% of front elevation required, 25.8% proposed. 1396 Rice Street, NE corner at Cottage. (Patricia James, 651/266-6639)

NEW BUSINESS

#10-121-038 Jim and Michael Johnsen – Rezoning portions of parcels at 260 Clarence and 1365 Burns from R4 One Family Residential to B2 Community Business. 1347 Burns, NE corner at Clarence. (Luis Pereira, 651/266-6591)

10-121-081 Obbs Bar - Variance for number of off-street parking spaces and driveway setback from residential property. 1347 Burns Avenue, NE corner at Clarence. (Luis Pereira, 651/266-6591)

10-119-666 MCD Agency LLC – Rezoning from TN2 Traditional Neighborhood to B2 Community Business. 670 Juno Avenue, SE corner at Osceola. (Luis Pereira, 651/266-6591)

10-121-250 Shamrock's - Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7ft. required, 4 ft. proposed). 670 Juno Avenue, SE corner at Juno and Osceola. (Luis Pereira, 651/266-6591)

Brian Alton Pat Connolly Anthony Fernandez Gene Gelgelu Erick L. Goodlow Bree Halverson Richard Kramer Michael Margulies Paula Merrigan Gaius Nelson Tony Schertler Robert Spaulding Terri Thao

Planning Director Donna Drummond

Daniel Ward II Barbara A. Wencl

David Wickiser

Roxanne Young

<u>10-114-639 Clear Wire (Groveland Rec Center)</u> – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1961 St. Clair Avenue, between Prior and Kenneth. (Sarah Zorn, 651/266-6570)

<u>10-116-425 Clear Wireless LLC (Eastview Playground)</u> – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1675 5th Street East, area bounded by Kennard, 5th, Flaundrau, Margaret Street alley. (Sarah Zorn, 651/266-6570)

- V. <u>Back to the Future</u> A presentation from the Urban Land Institute's Connecting Transportation and Land Use Systems Initiative, presentation by Kristina Smitten.
- VI. Comprehensive Planning Committee
- VII. Neighborhood Planning Committee
- VIII. Communications Committee
- IX. Task Force Reports
- X. Old Business
- XI. New Business
- XII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF APRIL 5-9, 2010

<u>Mon</u>	(5)		_	
Tues	(6)			
1405	<u>\</u>	4:00-	Comprehensive Planning Committee	Room 1106 - CHA
			(Penelope Simison, 651/266-6554)	25 Fourth Street West
			Zoning Code Map Format – Initiation of zoning study to update the official map in the Zoning Code to a Geographic Information System (GIS) format. (Anton Jerve, 651/266-6567 and Patricia James, 651/266-6639)	
Weds	(7)		_	
Thurs	(8)		_	
		5:00 n m	Heritage Preservation Commission	Room 40 City Hall

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Old Business

2115 Summit Avenue, Summit Avenue West Historic District, by Opus Northwest Construction, LLC, for permits to construct the new 225,000 sq. ft. Anderson Student Center at the northeast corner of Summit and Cretin Avenues. File #10-017 (Spong, 651/266-6714)

Public Hearing/Permit Review

Summit Avenue at Cretin Avenue, Summit Avenue West Historic District, by University of St. Thomas, for a permit to alter the radius of the boulevards and add/increase paving at all crossings. File #10-018 (Spong, 651/266-6714)

977 Summit Avenue, Hill Historic District, by David Heide Design Studio, for a building permit for complete renovation including, alternation of the front entrance and terrace, construction of two rear and side elevation additions, conversion of the tuck-under garages into living space and alteration of the driveway. Also proposed is removing the two-stall garage at the alley, and constructing a four-stall garage and other site improvements. File #10-019 (Bouleware, 651/266-6715)

New Business/Discussion

Review and approve Section 106 comment letter for the Phalen Arch Bridge Comment on the draft 2010 Annual Report.

Committee Reports

Public Safety Building, 106 Process update (Manning, Igo) 3M Workgroups/Advisory Committee (Trimble, Mazanec) Preservation Awards Committee (Igo, Laffin, Trout-Oertel) Public Art St. Paul Stewardship Committee (Laffin)

Fri (9)

8:30- Planning Commission Meeting 11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall Conference Center 15 Kellogg Blvd.

Zoning...... SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

OLD BUSINESS

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Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes March 26, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 26, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Halverson, Merrigan, Porter, Smitten, Thao, Young; and

Present:

Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Goodlow, Kramer,

Nelson, Schertler, Spaulding, Ward, and Wickiser.

Commissioners

Mmes. *Donnelly-Cohen, *Wencl, and Mr. *Margulies

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director; Phil Belfiori, Larry Zangs, Department of Safety and Inspections staff, Allan Torstenson, Patricia James, Luis Pereira, Sarah Zorn, Anton Jerve, Emily Goodman, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes March 12, 2010.

<u>MOTION</u>: Commissioner Nelson moved approval of the minutes of March 12, 2010. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Commissioner Commers, who is the Commission's first vice chair, chaired the meeting. He announced that there would be a change in the agenda's order; the Zoning Committee business would be first and directly after would be the public hearing.

III. Planning Director's Announcements

Donna Drummond reported that the announcement for applicants to the Transportation Committee went out this week. She asked commissioners if they are aware of people who would be good members of that committee that they should encourage them to apply. The deadline for applications is April 30th. There was a notice on last Wednesday's City Council agenda that Raymond Matter is suing the City of Saint Paul regarding a zoning case that the Planning Commission had dealt with. It was a permit for the establishment of a legal non-conforming use for an excavating business in Highwood. The City Council denied Ray Matter's appeal of conditions placed on the permit so the case is now going to court.

IV. PUBLIC HEARING:

Commissioner Commers announced that the Saint Paul Planning Commission was holding a

public hearing on the amendments to floodplain regulations and map to meet FEMA requirements for the National Flood Insurance Program. Notice of the public hearing was published in the Legal Ledger on March 15, 2010, and was emailed to the citywide Early Notification System list and other interested parties.

Allan Torstenson, PED staff person, made introductory remarks and summarized what was in the memorandum from him that was included in the commissioner's packets. In December the Federal Emergency Management Agency (FEMA) notified the City that they had completed a Flood Insurance Study (FIS) for Ramsey County, updating the current Flood Insurance Rate Map (FIRM) for Saint Paul from 2003. The new FIS and FIRM for Ramsey County and Saint Paul will become effective on June 4, 2010. FEMA requires, as a condition of continued eligibility on the National Flood Insurance Program, that the city must now adopt the new FIS and FIRM along with revisions to the floodplain regulations to meet current FEMA standards by June 4th. Amendments to do that have been drafted with the assistance of Department of Natural Resources (DNR) floodplain management staff. The amendments also separate floodplain management regulations from Mississippi River Corridor Critical Area regulations.

A substantive amendment in the ordinance that is not required by FEMA is to change the regulatory flood protection elevation from one foot above the height of the regional flood to two feet above the height of the regional flood to correspond with proposed new watershed district rules. This also has the affect of somewhat reducing flood insurance rates.

Minnesota rules require approval by the Commissioner of Natural Resources prior to adoption of amendments to floodplain regulations. On February 16, 2010, the DNR notified the city that the draft floodplain management amendments ordinance is in compliance with *Statewide Standards and Criteria for Management of Floodplain Areas of Minnesota*.

A City Council public hearing on the draft Floodplain Management Overlay District amendments is scheduled for April 7, 2010. It is scheduled so soon so that the June 4th FEMA deadline for the amendments to be in effect can be met. Therefore, the Planning Commission needs to make its recommendation today in order to forward its recommendation to the City Council prior to the City Council public hearing. The commissioners have a draft resolution for their consideration.

Commissioner Commers read the rules of procedure for the public hearing.

The following people spoke.

1. Mr. Tom Dimond, 2119 Skyway Drive, Saint Paul, MN. Mr. Dimond distributed a handout with his comments/suggestions, which reads as follows: Floodplain districts should protect the environment not just buildings for insurance purposes. Current language requires that granting a variance "will not adversely affect the use or stability of a public way, slope or drainage channel, or the natural environment." This language should be included in the variance, conditional use factors considered, expansion of nonconforming use or structure, and standards for permitted uses.

<u>MOTION</u>: Commissioner Ward moved to close the public hearing. Commissioner Young seconded the motion. The motion carried unanimously on a voice vote.

Commissioner Kramer asks staff to respond to the testimony from Mr. Dimond.

Mr. Torstenson said that floodplain management regulations are currently intertwined with Mississippi River Corridor Critical Area regulations. The two sets of regulations are being separated by the draft ordinance amending floodplain management regulations and by a separate ordinance previously transmitted to the City Council amending Critical Area regulations. This separation of Critical Area and floodplain regulations was recommended by the Mississippi River Corridor Critical Area Task Force, and is something City and DNR staff have long wanted to do.

The language Mr. Dimond referred to about not adversely affecting the "use or stability of a public way, slope or drainage channel, or the natural environment" is Critical Area language put in the river corridor regulations when the Critical Area regulations were added in 1982. In working closely with the DNR to separate floodplain and Critical Area regulations, the Minnesota model floodplain management ordinance was used to draft the floodplain management regulations, and the Critical Area language was put in the Critical Area regulations. It is good to keep these two sets of regulations separate and consistent with state standards and guidelines.

The language that an applicant for a variance must demonstrate that the variance will not adversely affect the "use or stability of a public way, slope or drainage channel, or the natural environment" is included in the ordinance that the Planning Commission recommended for the Critical Area. It is language that relates directly to Critical Area regulations and the purpose of Critical Area regulations to protect such things. This language and Critical Area regulations apply to the entire Mississippi River floodplain because the entire floodplain is a subset of the Mississippi River Corridor Critical Area.

Commissioner Ward asked about consistency with Army Core of Engineers standards.

Mr. Torstenson said that the DNR's model Minnesota floodplain management ordinance is designed to be consistent with all federal standards. FEMA and the Army Corps of Engineers, two federal agencies, have standards designed to be consistent with each other. If St. Paul's floodplain management regulations are written to be carefully consistent with the model Minnesota floodplain management ordinance and the *Statewide Standards and Criteria for Management of Floodplain Areas of Minnesota*, then the regulations should be consistent with Army Corps of Engineers standards.

Commissioner Alton asked if line 263, which makes reference to the "board of appeals," means the "board of zoning appeals," and if so is that what it should say. Also he noticed that in a couple of different places the ordinance says "Minnesota State Building Code," and just to be precise he thinks that the ordinance that adopts the State Building Code refers to it as the "State Building Code."

Mr. Torstenson responded that "board of appeals" is a more generic term that probably came out of the state model ordinance. It means "board of zoning appeals" and that is what it should say. The current floodplain regulations refer to the state building code as the "State Building Code," the "Minnesota State Building Code," and one or two other ways as well. In the interest of being consistent, Mr. Torstenson had asked building code officials in DSI which term to use, and they had recommended "Minnesota State Building Code." It might be worth double checking this.

Commissioner Spaulding asked about the practical impact of raising the regulatory flood protection elevation from one foot above the height of the regional flood to two feet above the

height of the regional flood, particularly with respect to Lowertown and the Union Depot rail yard.

Mr. Torstenson said that such things as electrical and mechanical systems and new structures that need to be elevated above the regulatory flood protection elevation would have to be one foot higher.

MOTION: Commissioner Kramer moved to recommend approval of the draft ordinance amending the floodplain regulations to be adopted by the Mayor and City Council. Commissioner Smitten seconded the motion. The motion carried unanimously on a voice vote.

V. Zoning Committee

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

Three items will come before the staff Site Plan Review Committee on March 30, 2010. They are: Como Business Center parking lot expansion at 1085 Snelling Avenue North, Subway parking lot, building and parking lot renovation for new restaurant at 857 Selby Avenue at Victoria, and Central Corridor Light Rail related projects.

NEW BUSINESS

#10-111-756 District 6 – Re-establishment of nonconforming use as office space. 171 Front Avenue, NW corner at Albemarle. (Sarah Zorn, 651/266-6570)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use. The motion carried unanimously on a voice vote.

#10-113-094 Howard and Phyllis Goserud (adm review) – Modification of nonconforming use permit (#09-267755) approved 10/2/09. 860 Albert Street North between Taylor and Hewitt. (Sarah Zorn, 651/266-6570)

Commissioner Spaulding stated his objections to approving the permit. He was uncomfortable with the idea of this as affordable housing, so he will be voting against this.

Commissioner Nelson had two objections to this application. First, some of the parking spaces that are counted toward providing for adequate parking are actually not legal parking spaces. Second, the applicants had not demonstrated hardship.

Commissioner Kramer stated that all of these issues indicate why this is being considered for a nonconforming use permit. This is an existing situation dating back to 1982. The staff's analysis was that there was adequate off-street parking here. With regard to the hardship issue, the staff report and the resolution detail the hardship issues which include annual rent loss of \$32,000.00 if a deconversion was required. The Zoning Committee did not include in their discussion issues from the previous hearing.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the modification of nonconforming use permit subject to additional conditions. The motion carried on a voice vote with Nelson, Spaulding, Ward voting against the motion.

#10-110-727 Audrey Matson – Conditional use permit for garden center with modification of lot area. 1769 Selby Avenue between Fairview and Wheeler. (Anton Jerve, 651/266-6567)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#10-113-461 Melvin Miller – Conditional use permit for transitional housing for drug and alcohol recovery for 6 adult males and variance for parking. 1116 Pacific Street, SW corner at Frank. (Emily Goodman, 651/266-6551)

Commissioner Spaulding asked whether or not this particular use should be certified as a Group Residential Home by Ramsey County.

Commissioner Kramer explained that the first condition within the resolution is that certification has to be received from Ramsey County, and that condition would apply to any operator at this location. Until that certification is received, the conditional use permit is not in effect. Since it is a condition of approval, it would also give the City the ability to revoke the conditional use permit in the future if that certification was canceled.

Commissioner Fernandez said that because of the strong neighborhood opposition to this permit, he will be voting against this.

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried on a voice vote with Commissioner Fernandez voting against the motion.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, April 1, 2010.

VI. <u>HUD Consolidated Plan: 2010-2014</u> – Staff informational presentation. (*Luis Pereira*, 651/266-6591)

Mr. Pereira distributed a hand out showing the eligible uses of HUD programs and how Saint Paul has used the program funds in the past. He said that the HUD Consolidated Plan is a plan required to be completed every (5) five years by entitlement communities that receive HUD funding. It is a planning document, not a budget document. So it does specify some general parameters and priorities in various areas, particularly housing and to a lesser extent, community development. This new update would apply to the 2010-2014 period replacing the 2005-2009 plan. This is specific to three different HUD funding sources: (CDBG) Community Development Block Grant, HOME Investment Partnership, and Emergency Shelter Grant.

CDBG is the biggest funding source received out of the three, and the most flexible, and decisions need to be made on how to allocate these funds. There are three big national objectives that HUD has for these funding sources. The big one requires that a minimum of 70 percent of

the funds must benefit low and moderate income households in the city. The other 30 percent (maximum) can go to the two other HUD national objectives which are to eliminate slums and blight or to meet a particular urgent need. The way that the City has followed this in the past is that there has been a 95/5 percent split, 95 percent going to benefit low-moderate income individuals and the remaining 5 percent to the other two objectives. He talked more about past City allocations of CDBG funds. HUD has requirements about who the City must consult during the plan's development, and the plan has a very specific template that must be followed.

Mr. Pereira talked about Saint Paul's housing needs and problems, homeless needs and other special needs population. The housing market had a decline in volume of homes sold and prices of homes in the last few years. There is some data on exterior physical condition based on Ramsey County data that was used and also data on the affordability of the housing stock. Next he talked about housing priorities and activities. On the homeless housing side, the City participates in the Ramsey County Continuum of Care. The Emergency Shelter Grant (ESG) is the biggest funding source related to homeless housing and services. The City also plans on continuing with the mortgage foreclosure prevention program. For non-housing community development, HUD has a list of every possible activity that is possible to fund with CDBG. This includes everything from health services, senior centers to employment training, physical infrastructure, sidewalk and sewers and more. HUD asks the City to quantify its needs in each area, and determine whether those needs are high, medium and low priority. If anyone has questions or comments on the plan they should contact Luis Pereira at 651-266-6591 or email him at luis.pereira@ci.stpaul.mn.us. There is a web site where the plan is posted and he also has some hard copies if anyone is interested.

Commissioner Schertler stated that given that the document was prepared for the federal government, what were the top five priorities, or was it just re-allocating the dollars to the existing programs? Looking at some of the other urban areas in the country, Saint Paul may not be comparable, but some other cities are doing a radical housing supply reduction. But that is clearly not where we are going in Saint Paul, although we are doing some of that with NSP dollars.

Mr. Pereira said that yes, NSP is really about neighborhood housing revitalization, including a preservation strategy for single family/duplexes. In terms of the supply issue, the Consolidated Plan is clearly focusing on preservation, and that is very consistent with the Comprehensive Plan.

Commissioner Wickiser said that one of the things that he has been noticing with some of the CDCs is that there are many requirements, for example, the lead-based paint requirement, and abatement of it is driving up the rehab cost to a point where this no longer works in the market. And for the CDCs, they are going to be tagging on fees and the people holding the bag is going to be the City of Saint Paul. Where does this stop? His comment is that we rehab these houses and put families in them at 80 percent of medium income and we lose money on each one of them, so is that an effective allocation of these dollars? His answer is "no." He thinks that in looking at these dollars we should be attacking some other issues. In moving forward widening the focus is really important.

Mr. Pereira said that in terms of having a wider approach, staff did hear a strong interest in continuing to fund economic development activities from several council members which they tried to reflect in the large Table 2B, if commissioners want to check that out.

Commissioner Ward said that he applauds PED and the City in trying to attack this problem. The problem is a very complex, very interwoven problem that deals with communities, people that live in the communities, the history of the neighborhoods, the federal government and the money being supplied, as well as trying to be forward-looking and getting ahead of the curve. He thinks it would be very wise of the City and PED to expand some of the programs and open it up to not only the CDCs but develop a type of task force that meets on a regular basis which includes people from the community. This is a pat on the back and some food for thought.

Commissioner Fernandez commented that currently in Frogtown one of the CDCs is actively pursuing about 20 rental properties. The concern from the community there is that this area already has a large concentration of rental property, and to keep adding more and more rental property is chasing away some of the hone owners. And in order for some of these certain communities to grow you have to keep promoting that. And he realizes it is the need right now or the hot item but in the long run you might be chasing away the homeowners in the area. Also what are the conversations like with the CDCs?

Mr. Pereira said that there is a group of Saint Paul CDCs that meets regularly and staff met with them to go over the draft plan. They had a lot of clarification questions; are these monies going to non-housing types of community development activities, and what is the process for a CDC to apply for the funds (e.g. the CIB process or the HOME RFP). Mr. Pereira did not hear a lot of comments in terms of direction from them, it was more questions. The Metro Consortium of Community Developers, which represents a larger group of CDCs, asked when the public comment period was up, so they may be submitting some comments and that might further reflect some of the Saint Paul CDCs thoughts on all this after being able to digest the plan. The plan includes citywide goals so there is no real specification on strategies in particular neighborhoods. The City would look to the district councils to help implement the plans that they have put together as a complement to the City's adopted Comprehensive Plan as it relates to housing.

VII. Comprehensive Planning Committee

No report.

VIII. Neighborhood Planning Committee

No report.

IX. Communications Committee

No report.

X. Task Force Reports

No reports.

XI. Old Business

None.

XII. New Business

XIII.	Adjournment	
	Meeting adjourned at 10:10 a.m.	
	led and prepared by Butler, Planning Commission Secretary	
Plannin	ng and Economic Development Department, Saint Paul	
Respec	tfully submitted,	Approved
		(Date)
Don	ing Jummond	
Donna 2	Drummond	Marilyn Porter
Plannin	g Director	Secretary of the Planning Commission

Butler\planning commission\March 26, 2010

None.



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Saint Paul, Minnesota 55101

Telephone: 651-266-9090 Facsimile: 651-266-9124 Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE TUESDAY April 6, 2010 2nd Floor Conference Room 375 Jackson Street, Suite 218

Time Project Name and Location

9:30 Bethesda Hospital

Mobile MRI trailer parking slab

559 Capitol Blvd

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking

Parking is available at on-street meters.

Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.





CITY OF SAINT PAUL Christopher B. Coleman, Mayor 25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

April 2, 2010

TO:

Planning Commission

FROM:

Zoning Committee

SUBJECT:

Results of April 1, 2010 Zoning Committee Hearing

NEW BUSINESS

Recommendation
Commi

<u>Staff</u>

Committee

1.

Ted And Lynn LLC (10-115-751)

Approval

Approval (6 - 0)

Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood

Address:

1389 & 0 Hawley St

between Cottage and Arlington

District Comment:

District 6 recommended approval

Support:

1 person spoke, 1 letter

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is closed.

Motion:

Approval

Recommendation

<u>Staff</u>

condition

Approval with

Committee

condition (6 - 0)

Approval with

2.

Hamernick Hill (10-106-605)

Variances of TN design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.319 proposed; and window/door openings 30% of front elevation required,

25.8% proposed

Address:

1396 Rice St

NE corner at Cottage

District Comment:

District 6 recommended approval

Support:

1 person spoke, 1 letter

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is closed

Motion:

Approval with condition

Recommendation

<u>Staff</u>

Committee

Jim and Michael Johnson (10-121-038)

Approval

Approval (6 - 0)

Rezoning portions of parcels at 260 Clarence and 1365 Burns from R4 One Family Residential to B2 Community Business

Address:

3.

4.

5.

1347 Burns

NE Corner at Clarence

District Comment: .

District 4 recommended approval

Support:

0 people spoke, 1 letter

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is closed

Motion:

Approval

<u>Staff</u>

Recommendation Committee

Approval with conditions

Approval with conditions

(6 - 0)

Variance for number of off-street parking spaces and driveway setback from residential property

Address:

1347 Burns Ave

NE Corner at Clarence

District Comment:

Obbs Bar (10-121-081)

District 4 recommended approval

Support:

0 people spoke, 1 letter

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is closed

Motion:

Approval with conditions

F

Recommendation Committee

Approval

Staff

Approval (6 - 0)

Rezoning from TN2 Traditional Neighborhood to B2 Community

Business

Address:

670 Juno Ave

SE corner of Juno and Osceola

District Comment:

MCD Agency LLC (10-119-666)

District 9 made no recommendation

Support:

0 people spoke, 0 letters

Opposition:

2 people spoke, 4 letters

Héaring:

Hearing is closed

Motion:

Approval

Recommendation

<u>Staff</u>

Committee

Approval with conditions

Laid Over (6 - 0)

Shamrock's (10-121-250)

Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7 ft. required, 4 ft. proposed)

Address:

670 Juno Ave

SE corner of Juno and Osceola

District Comment:

District 9 made no recommendation

Support:

0 people spoke, 0 letters

Opposition:

2 people spoke, 4 letters

Hearing:

Hearing is closed

Motion:

Lay over to April 15, 2010 to obtain a

site plan for a new parking lot

Recommendation Committee

Application

withdrawn

Clear Wire (Groveland Rec Center) (10-114-639)

Conditional Use Permit for a wireless communications antenna on a 100 ft monopole

Address:

7.

8.

1961 St Clair Ave

between Prior and Kenneth

District Comment:

District 14 recommended denial

Support:

0 people spoke, 0 letters

Opposition:

0 people spoke, 29 letters

Hearing:

Hearing is closed

Motion:

No motion, application withdrawn

Recommendation Commi

<u>Staff</u>

Approval with

conditions

Staff

Approval with

conditions

Committee
Laid Over

(6 - 0)

Conditional Use Permit for a wireless communications antenna on a 100 ft monopole

Address:

1675 5th St E

Clear Wireless LLC (Eastview Playground) (10-116-425)

Area bounded by Kennard, 5th, Flandrau,

Margaret St. Alley

District Comment:

District 1 recommended approval

Support:

0 people spoke, 0 letters

Opposition:

2 people spoke, 1 letter

Hearing:

Hearing is closed except for testimony on the

use deed issue

Motion:

Lay over to April 15, 2010

AN AFFIRMATIVE ACTION EQUAL OPPORTUNITY EMPLOYER

Recommendation

Staff

Committee

University of St. Thomas (10-123-489) 9.

Laid Over (5 - 0)

Modification of conditional use permit requirement that off-street parking spaces for college athletic facilities be within 600 feet of the building to be served

Address:

2115 Summit Ave Bldg

Area bounded by Selby, Cleveland, Grand, Cretin, Mississippi River Blvd., Goodrich, and

Summit

District Comment:

District 13 made no comment

Support:

0 people spoke, 0 letters

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is open

Motion:

Lay over to April 15, 2010

Recommendation Committee **Staff**

Laid Over

(5 - 0)

St. Thomas Student Center (10-122-449)

Site plan review for new student center

Address:

10.

2115 Summit Ave

District Comment:

District 13 made no comment

Support:

0 people spoke, 0 letters

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is open

Motion:

Lay over to April 15, 2010

AGENDA ZONING COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION Thursday, April 1, 2010 3:30 P.M. City Council Chambers Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF MARCH 18, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

OLD BUSINESS

1 10-115-751 Ted And Lynn LLC

Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood

1389 & 0 Hawley St, between Cottage and Arlington

RM2

Patricia James

651-266-6639

2 10-106-605 Hamernick Hill

Variances of TN design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.319 proposed; and window/door openings 30% of front elevation required, 25.8% proposed

1396 Rice St, NE corner at Cottage

TN2

Patricia James

651-266-6639

NEW BUSINESS

3 10-121-038 Jim and Michael Johnsen

Rezoning portions of parcels at 260 Clarence and 1365 Burns from R4 One Family Residential to B2 Community Business

1347 Burns, NE Corner at Clarence.

R4

Luis Pereira 651-266-6591

4 10-121-081 Obbs Bar

Variance for number of off-street parking spaces and driveway setback from residential property 1347 Burns Ave, NE Corner at Clarence

B2

Luis Pereira 651-266-6591

5 10-119-666 MCD Agency LLC

Rezoning from TN2 Traditional Neighborhood to B2 Community Business 670 Juno Ave, SE corner of Juno and Osceola

B2

Luis Pereira 651-266-6591

6 10-121-250 Shamrock's

Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7 ft. required, 4 ft. proposed) 670 Juno Ave, SE corner of Juno and Osceola B2

Luis Pereira 651-266-6591

7 10-114-639 Clear Wire (Groveland Rec Center)

Conditional Use Permit for a wireless communications antenna on a 100 ft monopole 1961 St Clair Ave, between Prior and Kenneth R3

Sarah Zorn 651-266-6570

8 10-116-425 Clear Wireless LLC (Eastview Playground)

Conditional Use Permit for a wireless communications antenna on a 100 ft monopole 1675 5th St E, Area bounded by Kennard, 5th, Flandrau, Margaret St. Alley R4

Sarah Zorn 651-266-6570

9 10-123-489 University of St. Thomas *POSTPONED TO APRIL 15

Modification of conditional use permit requirement that off-street parking spaces for college athletic facilities be within 600 feet of the building to be served 2115 Summit Ave Bldg Ust, Area bounded by Selby, Cleveland, Grand, Cretin, Mississippi River Blvd., Goodrich, and Summit R2

Josh Williams 651-266-6659

10 10-122-449 St. Thomas Student Center *POSTPONED TO APRIL 15

Site plan review for new student center 2115 Summit Ave

R2

Tom Beach 651-266-9086

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.